170.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,041,400 / 1,041,400
					USE VALUE:	1,041,400 / 1,041,400
					ASSESSED:	1,041,400 / 1,041,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMON STEPHEN J &
Owner 2:	KUEBLER FRANCES A
Owner 3:	
Street 1:	20 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GELLING CHRISTINE M -
Owner 2:	-
Street 1:	406 SUMNER STREET UNIT 1
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02128

NARRATIVE DESCRIPTION

This parcel contains 5,911 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3386 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5911.000	618,600	4,700	418,100	1,041,400
Total Card	0.136	618,600	4,700	418,100	1,041,400
Total Parcel	0.136	618,600	4,700	418,100	1,041,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.56 | /Parcel: 307.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113077
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	618,700	4700	5,911.	418,100	1,041,500	1,041,500	Year End Roll	12/18/2019
2019	104	FV	453,700	4700	5,911.	418,100	876,500	876,500	Year End Roll	1/3/2019
2018	104	FV	453,700	4700	5,911.	370,300	828,700	828,700	Year End Roll	12/20/2017
2017	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End Roll	1/3/2017
2016	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End	1/4/2016
2015	104	FV	380,500	4700	5,911.	268,800	654,000	654,000	Year End Roll	12/11/2014

!16057!

PRINT

Date	Time
12/11/20	05:42:24

LAST REV

Date	Time
08/08/18	11:13:14

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16057

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELLING CHRISTI	62605-492		9/10/2013	Abutter	365,000	No	No		Sale of 1st fl condo only
GHARIB MOHSEN &	31967-405		10/27/2000	Abutter	312,000	No	No		Sale of 1st fl condo only
GHARIB MOHSEN &	31512-79		6/16/2000	Abutter	364,000	No	No		Sale of 2nd fl condo only

USER DEFINED

Prior Id # 1:	220252
Prior Id # 2:	220243
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	539	Re-Roof	7,495	C				
4/23/2015	384	Re-Roof	6,450		4/23/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
6/2/2014	Whole Card	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5911		Sq. Ft.	Site		0	70.	1.01	8									418,131						418,100	

Total AC/HA: 0.13570 | Total SF/SM: 5911 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 418,131 | Spl Credit | Total: 418,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96010041
Const Adj.:	0.98500049
Adj $ / SQ:	160.769
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759944
Depreciation:	141350
Depreciated Total:	618595

COMMENTS

Removal of condo 9/10/13 62605:494.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 7 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	9	5	M
Totals			
2	14	7	

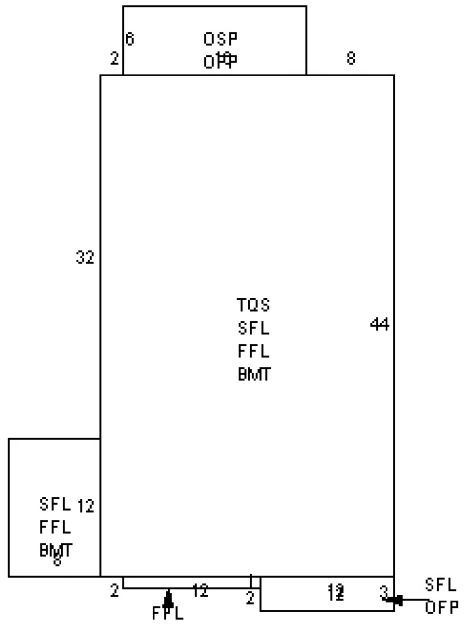
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	160.77
Special Features:	0	Val/Su Net:	127.44
Final Total:	618600	Val/Su SzAd	182.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,276	160.770	205,141
FFL	First Floor	1,252	160.770	201,283
BMT	Basement	1,240	48.230	59,806
TQS	3/4 Story	858	160.770	137,940
OFP	Open Porch	132	28.570	3,771
OSP	Screen Porch	96	36.500	3,504

Net Sketched Area: 4,854 | Total: 611,445

Size Ad 3386 | Gross Are 5140 | FinArea 3386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700